

# 84-334-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 B01a, 2. C. 2. A. To Permit a Window to Tract Boundary Setback of 10' instead of the required 35' and a side yard setback of 7 ft. in lieu of the required 25 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.) The required 35' Window to Tract Boundary setback line for Lot #2 would eliminate the development of Lot #2 altogether. Any dwelling proposed for this lot with the 35' setback restriction would end up to be no wider than approximately 12'-14' in width. Existing 3 apt. house to be converted to 2 apts.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):  
(Type or Print Name) PETER F. WASKEY  
Signature Peter F. Waskey  
Address 1917 Hillside Dr.  
City and State Baltimore, Md. 21207  
Phone No. 944-7330  
Attorney for Petitioner: (Type or Print Name) Nicholas B. Commodari  
Signature Nicholas B. Commodari  
Address 3914 Noodle Avenue  
City and State Baltimore, Md. 21206  
Phone No. 394-4444  
Attorney's Telephone No.: (over)

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of April, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of May, 1984, at 10:30 o'clock A.M.

Calvin J. Jones  
Zoning Commissioner of Baltimore County.

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS

84-334-A

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 17th day of April, 1984.

Arnold Jablon  
Zoning Commissioner

Petitioner Peter F. Waskey, et ux  
Petitioner's Attorney  
Received by Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee

#### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 21, 1984

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
County Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Peter F. Waskey  
1917 Hillside Drive  
Baltimore, Maryland 21207

RE: Item No. 271 - Case No. 84-334-A  
Peter F. Waskey, et ux  
Variance Petition

Dear Mr. & Mrs. Waskey:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

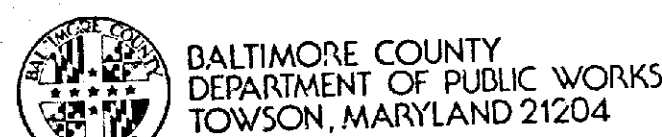
In view of your proposal to construct a dwelling within 10 feet of the easterly side property line (tract boundary) in lieu of the required 35 feet and legalize the side setback of the existing dwelling for a two apartment house, this variance is required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI, Chairman  
Zoning Plans Advisory Committee

NBC:bsc  
Enclosures  
cc: Keller & Keller  
3914 Noodle Avenue  
Baltimore, Md. 21206



HARRY J. PISTEL, P.E.  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

May 21, 1984

Re: Item #271 (1983-1984)  
Property Owner: Peter Waskey, et ux  
N/E/S Windsor Mill Rd. 90' N/W from Richmond Ave.  
Acres: 0.1656 District: 2nd

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### General:

Comments were supplied May 1, 1984 by the Developers Engineering Division for the Preliminary Plan for this subdivision (Project 84076).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 271 (1983-1984).

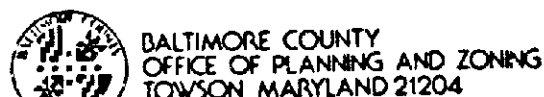
Very truly yours,

Robert A. Morron, P.E., Chief  
Bureau of Public Services

RAM:EAM:FW:ISS

cc: P. Koch

1-NE Key Sheet  
16 NW 27 Pos. Sheet  
NW 4 G Topo  
87 Tax Map



NORMAN E. GENDER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 4-17-84  
Item # 271 - Case No. 84-334-A  
Property Owner: Peter F. Waskey, et ux  
Location: N/E/S Windsor Mill Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ( ) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on 4/17/84.
- (X) Landscaping should be provided on this site and shown on the plan.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is sewerage.
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:

The 4 parking spaces for lot 1 should be provided adjacent to the apt. with access from Richmond Ave. Parking for lot 2 should be designed so that vehicles will not have to back onto Windsor Mill Rd. A paved driveway from the rear of the property to the rear of the apt. should be provided to comply with Section 402, B.E.R. and the revision may provide for reducing lot 1 to meet 35' window to tract boundary.

Eugene A. Bono  
Chief, Current Planning and Development

#### BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 271, Zoning Advisory Committee Meeting of April 17, 1984

Property Owner: Peter F. Waskey, et ux

Location: N/E/S Windsor Mill Road District 2

Water Supply: public Sewage Disposal: public

#### COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charcoal burner operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 271, Zoning Advisory Committee Meeting of April 17, 1984  
Page 2

- ( ) Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ( ) Soil percolation tests (have been/must be) conducted.  
( ) The results are valid until \_\_\_\_\_  
( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until \_\_\_\_\_  
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- (X) Others: This site is subject to the Guyton Falls sewer mechanism imposed as additional use by the Mt. St. Dept. of Health and Mental Hygiene.  
The record plat for this site will not be approved by this office until the mechanism is lifted or allocation for additional use of sewer is secured.

Jan J. Farkas, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R







May 2, 1984

Mr. & Mrs. Peter F. Waskey  
1917 Hillside Drive  
Baltimore, Maryland 21207

NOTICE OF HEARING

Re: Petition for Variance  
NE/S Windsor Mill Road, 90 ft. NW of  
Richwood Ave. (7324 Windsor Mill Road)  
Peter F. Waskey, et ux - Petitioners  
Case No. 84-334-A

TIME: 10:30 A.M.  
DATE: Tuesday, May 29, 1984  
PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 128267

DATE 4-6-84 ACCOUNT R-91-615-500

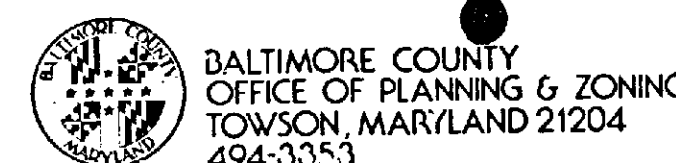
AMOUNT 35.00

RECEIVED FROM: *[Signature]*

FOR: *[Signature]*

1061 C 031\*\*\*\*\*356010 3062A

VALIDATION OR SIGNATURE OF CASHIER



ARNOLD JABLON  
ZONING COMMISSIONER

May 22, 1984

Mr. & Mrs. Peter F. Waskey  
1917 Hillside Drive  
Baltimore, Maryland 21207

Re: Petition for Variance  
NE/S Windsor Mill Rd., 90' NW of  
Richwood Ave. (7324 Windsor Mill Road)  
Case No. 84-334-A

Dear Mr. & Mrs. Waskey:

This is to advise you that \$45.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 130514

DATE 5/31/84 ACCOUNT R-01-615-000

AMOUNT \$45.00

RECEIVED FROM: Peter Waskey

FOR: Advertising & Posting Case #84-334-A

C 062\*\*\*\*\*450010 6312A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 2nd Date of Posting 5-11-84  
Posted for: *[Signature]*  
Petitioner: *[Signature]*  
Location of property: NE/S of Windsor Mill Road, 90' NW of  
Richwood Ave. (7324 Windsor Mill Road)  
Location of Sign: North side of Windsor Mill Road, Opposite  
West of Richwood Avenue  
Remarks:  
Posted by: *[Signature]* Date of return: 5-15-84  
Number of Signs: 1

PETITION FOR VARIANCE

2nd Election District

ZONING: Petition for Variance  
LOCATION: Northeast side Windsor Mill Road, 90 ft. Northwest of  
Richwood Avenue (7324 Windsor Mill Road)  
DATE & TIME: Tuesday, May 29, 1984 at 10:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a window to tract boundary setback of 10 ft. instead of the required 35 ft. and a side yard setback of 7 ft. in lieu of the required 25 ft.

Being the property of Peter F. Waskey, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

LEGAL NOTICE

PETITION FOR VARIANCE  
The Zoning Department of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

CERTIFICATE OF PUBLICATION

55190

Fikesville, Md., May 16, 1984

NOTIFY, that the annexed advertisement

in the NORTHWEST STAR, a weekly

published in Fikesville, Baltimore

and before the 29th day of

1984

publication appearing on the

day of May 1984

publication appearing on the

day of 1984

the third publication appearing on the

day of 1984

THE NORTHWEST STAR

*[Signature]*  
Manager

Cost of Advertisement \$22.00

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 10, 1984.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., for one time, successive weeks, the first publication appearing on the 10th day of May, 1984.

10th THE JEFFERSONIAN,

Cost of Advertisement, \$17.00

PETITION FOR VARIANCE

2nd Election District

ZONING: Petition for Variance

LOCATION: Northeast side Windsor Mill Road, 90 ft. Northwest of

Richwood Avenue (7324 Windsor Mill Road)

DATE & TIME: Tuesday, May 29, 1984 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a window to tract boundary setback of 10 ft. instead of the required 35 ft. and a side yard setback of 7 ft. in lieu of the required 25 ft.

Being the property of Peter F. Waskey, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County

May 10, 1984

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: May 10, 1984  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
Peter F. Waskey, et ux  
SUBJECT: 84-334-A

In view of the comments of the Division of Current Planning and Development's representative to the Zoning Plans Advisory Committee, this office cannot support the subject request. It is suggested that in view of these comments, it would behoove the petitioner to complete the C&G process prior to the hearing for the requested zoning hearing.

NEG/JGH/sf

*[Signature]*  
Norman E. Gerber, Director  
Office of Planning and Zoning



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERBER  
DIRECTOR

May 21, 1984

Mr. George T. Keller  
3914 Noddle Avenue  
Baltimore, Maryland 21206

Re: Richwind  
W-84-46

Dear Mr. Keller:

We have reviewed your waiver application for the above property and have determined that a waiver for the Plan would be within the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore approved.

Should you have questions please contact Eugene Bober, at 494-3335.

Sincerely yours,

*[Signature]*

Norman E. Gerber  
Director of Planning and Zoning

NEG:rh

cc: Eugene A. Bober  
Robert A. Morton

PETITIONER'S  
EXHIBIT 1





Handwritten signature: *Donald R. Jones*  
 #271  
 4/30/84

Max. Keller

CONTOUR INTERVAL = 1'